

Suggesting for Tribune Readers Who Contemplate Building

Varying Floor Levels Lend To Charms of This Home

Development and Treatment Carried Along Entirely Different Lines Than Those Usually Pursued in Small House Planning of To-day

There is dignity, combined with simplicity and charm, about the design of Tribune Plan No. 32, which would make it exceptionally appropriate for a small suburban lot where sufficient space could be had in the rear to develop a garden and lawn treatment.

In its entire development and treatment the architect, J. T. Tubby, of New York, has worked along entirely different lines from those usually pursued in the planning of small houses to-day.

He has developed an exterior design for this house which can be produced in frame, stucco or brick. There are varying floor levels throughout the house, which not only adds charm and increased service possibilities in the interior arrangement, but will lessen construction cost, according to Mr. Tubby.

If built with stucco exterior to-day it is estimated by the Home Owners' Service Institute that the house provided for by Tribune Plan No. 32 can be erected for between \$3,500 and \$9,500 within the twenty-five mile radius of New York. Its outside dimensions, as indicated on the accompanying floor plans, are 31 feet width by 44 feet depth, with a cubic content of 22,800 feet.

In addition to garage, enclosed heated living porch and laundry, all on the actual ground level, there are six finished rooms, living room, dining room and kitchen and three bedrooms. Also there is a trunk room and a store room and open attic.

Large Space Within Walls
This house has more actual usable space within its walls than any other design of equal cubage heretofore presented on the "Small House Page."

Mr. Tubby has been asked to write a special article about this particular type of design for small houses which he has sponsored. In the article published today on this page, not only does he take up the matter of efficiency and building cost saving resulting, but a description of points in Tribune Plan No. 32, which should make the house a most practical one from the viewpoint of the housewife.

At the Home Owners' Service Institute, 37 West Thirty-ninth Street, complete working drawings and specifications for this house can be obtained. An outline of the specifications follows:

Excavation and Masonry—All trench walls only of poured concrete. Trench excavations and excavation to depth of 2.6 feet under heater and coal room, in accordance with detailed specifications and working drawings. Concrete floors in cellar, laundry, garage and under bathroom for tiling. Hollow tile partitions around garage and laundry inside. Brick chimney, stuccoed above roof line. Fireplace of face brick. Fire brick lining of fireplace. Four-inch grade porch of brick all around building. Brick entrance and porch.

Carpentry and Millwork—Joists and framing of Douglas fir. Trim of poplar for painting and of North Carolina pine for service rooms. Double doors with quilt between bedroom doors. Oak floors in main rooms, edge grain pine in bedrooms and porch. Single floor doors in attic. Doors of birch and stock windows of white wood.

Stucco Work—Cement stucco on metal lath, all sides of building from grade to roof to be covered with stucco of a finish to be selected by owner.

Plastering—Two coats sand plaster for all rooms. Kitchen, bathroom, service rooms and hall three coats hard finish. White washable building tile partitions in garage and laundry. Ceiling of inclosed porch, garage and laundry to have two coats sand plaster.

Sheet Metal Work—Copper hood over front door, copper flashings. Fourteen

ounce copper throughout for sheet metal work.

Painting—Three-coat work throughout for exterior trim, except enamel around all front door work. All inside standing trim four-coat work. Floors tiled, stained and waxed.

Plumbing—Quality throughout for complete installation of sanitary service system. Gas heated boiler, enamel-lined fixtures for lavatory, bath and sink. Soapstone laundry trays, tiled floor bathroom.

Hardware—All finished hardware to be of cast bronze to be selected by owner.

Electrical Work—All wiring to be installed in BX cable in accordance with detailed working drawings and specifications, and conforming to requirements of the National Board of Fire Underwriters' code, for each room. Three-way switch between different levels. Fixtures to be selected by owner.

Heating—Approved one-pipe steam system, boiler to be selected by owner, but should guarantee to heat the building to a temperature of 70 degrees in the coldest weather.

Forest Hills West Will Be an Active Building Section

Construction Program of Approximately \$2,000,000 Scheduled for Next Spring by Recent Buyers of Lots

A building program calling for expenditure of approximately \$2,000,000 is scheduled for next spring in Forest Hills West, the newest urban residential colony. That record total will be greatly increased if not doubled during the latter part of 1923 is indicated by the fact that this colony represents less than a third of the plans of the 552 buyers who absorbed the tract of some 30 lots of the Matavak Land Company, an auction conducted last summer by Joseph P. Day.

The figures were obtained from questionnaires sent out by the Forest Hills West Association, an organization formed by the buyers, who is doing something unique in the development of a home community. Buyers at other lot sales have formed for expediting the installation of improvements, but never in the history of public sales heretofore have owners succeeded in welding an association to develop as a unit a property that had been subdivided and made susceptible to haphazard improvement.

Formed soon after the auction sale, through the efforts of James R. Murphy, of the Joseph P. Day organization, who was made its president, the association was quick to enlist the services of a number of the buyers, including prominent builders, architects, engineers and others identified with the building industry. They were formed into a "planning committee," with Joseph Gollomb, an author, as its chairman, for the purpose of developing the tract and along the lines of its neighbors, Forest Hills and Kew Gardens. To aid in this plan the eighty blocks comprising the tract were assigned to as many captains, who lined up their various owners. H. H. Naughtin, a Kew Gardens builder, was made head of the architectural committee, and Hjalmar E. Skoug, chairman of the engineering committee.

Several meetings of the association were held in the Hotel Pennsylvania and attended by between 500 and 700 people, who tardily after midnight discussing plans for the property. The meetings were addressed by members of the planning committee, who explained all details essential to home building and artistic treatment of grounds.

A problem that gave the association concern was the large amount of land adjacent to the Long Island Railroad tracks, and placed the question of class by the city zoning authorities. Much of this land is fully fifteen feet above the grade of the tracks, making it unsuitable for use in connection with railroad siding. In addition it is held by those familiar with the needs of a suburban residential community that there are fully three times the number of lots assigned to business use as will be necessary for the development when it is fully improved. Many buyers bought these business lots for the purpose of building homes. Others who bought for factory use now plan to build residences. The zoning commission will be asked to place other business blocks in the zone.

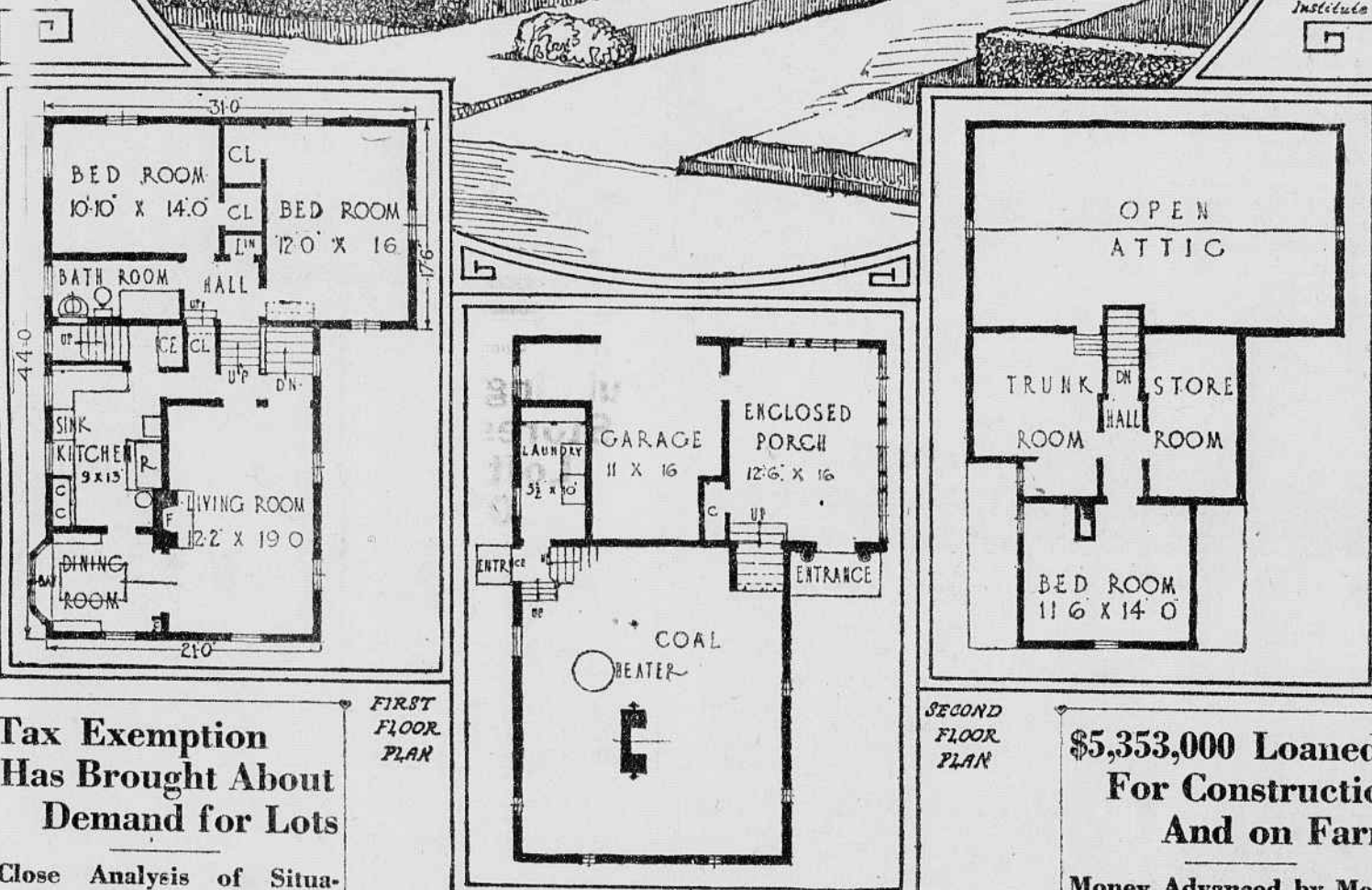
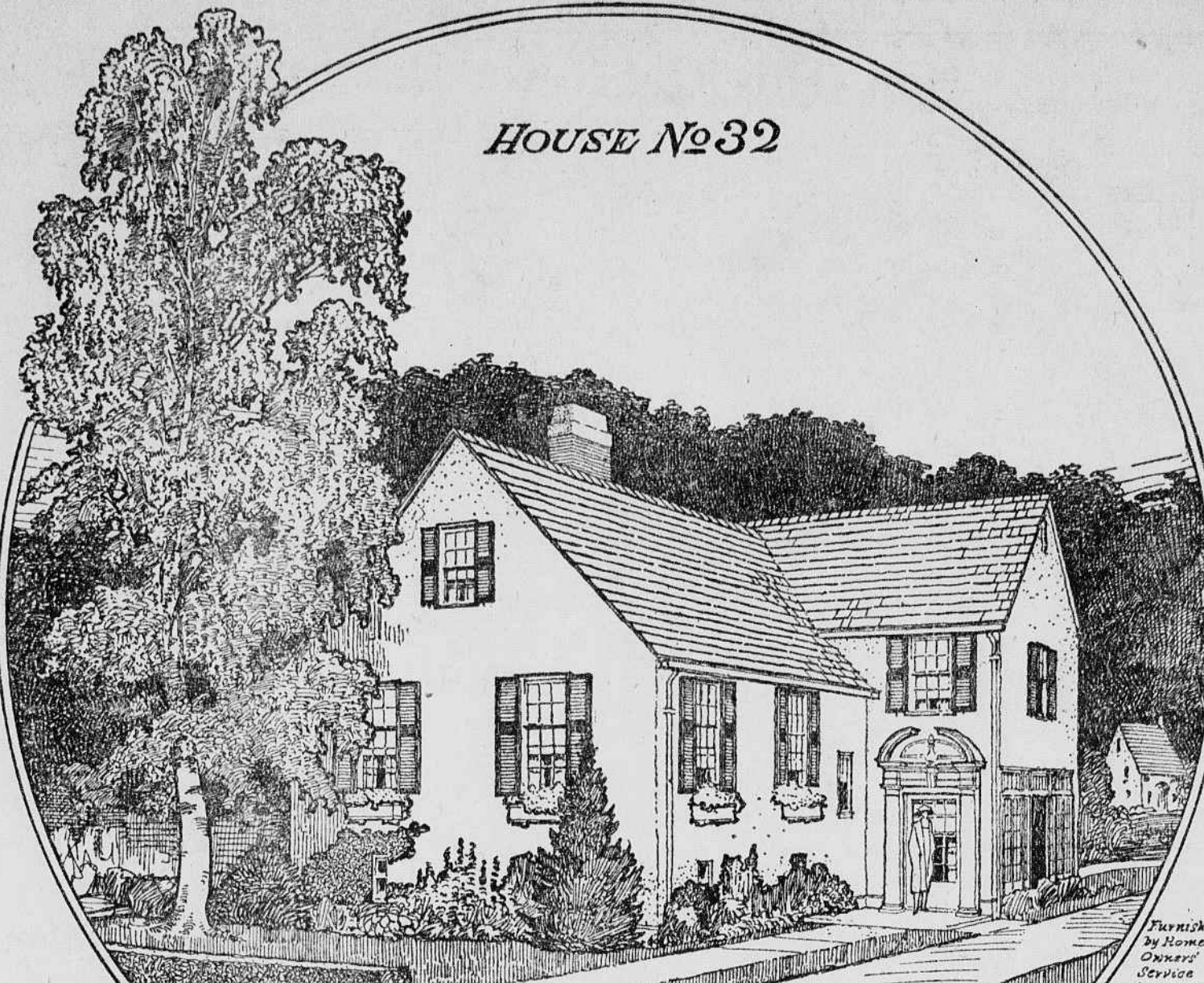
The diversified ideas of prospective home builders are illustrated in the questionnaires received by the planning committee from more than 200 owners at Forest Hills West. Of the many who will build homes in the spring, 140 have decided on the costs of their operations. The total figure is \$1,325,000, making an average cost of \$9,400 for each home. In the development of the land ninety-seven owners favored the Kew Gardens type of construction, twenty-eight were in favor of Colonial architecture, twenty-five were for a variety of styles, eleven favored the Forest Hills type of homes and one was for Italian renaissance. Forty were favored by seventy-five, forty favored green, three voted for blue and fifteen for a variety of colors. Twenty-two setbacks with five-foot side setbacks and uniform sidewalk spacing were almost unanimously favored.

Clubs and community clubs for the property are favored by 161 and 107 respectively out of 182 voters. Uniform tree planting by the association is almost unanimously favored, with 178 in favor of the types.

Officers of the Forest Hills West Association are: James R. Murphy, president; J. H. Naughtin, Eugene Barrington, Alderman J. Joseph Farrelly, Alderman F. Lord, vice-president; Harry K. Keller, secretary; Edward T. Scowcroft, treasurer. The captains of the various blocks have been made the board of directors of the association.

Part of Realty Urged as Golf Club To Be Developed

Robert E. Farley, president of the Scarsdale Estates, announced yesterday that the company has laid out a new development called Greenridge, adjoining the Scarsdale Golf Club, course at Hartsdale, opposite Greenacres. A portion of the development is under lease to the Scarsdale Golf Club until June, 1923. As soon as the club lease expires the work of installing improvements including water, sewer, gas, etc., will be done.



Tax Exemption Has Brought About Demand for Lots

Close Analysis of Situation Reveals Measure Has Benefited Those Intended, Says Auctioneer

By Joseph P. Day

One of the outstanding features of the lot auction market of the current year has been the lasting strength of the great buying movement that materialized with the adoption by the City of New York of the tax exemption law, in 1921, and which had developed into a remarkable building movement even before the expiration of the law, early in 1922, until April 1, 1923.

Great areas of the Bronx and Queens, unimproved and vacant until the last two years, have been released from the grip of speculative ownerships and have been absorbed by the home-seeking, home-loving public.

A close analysis of the situation reveals the fact that those who have been doing the major part of the lot buying are the people the tax exemption law was expected to benefit the most, but for whom comparatively few low-price dwellings and apartments actually have been planned or erected by outside interests, with the exception of the new apartment houses planned by the Metropolitan Life Insurance Company, and now in course of construction.

I refer, of course, to the man who has but one way to join the ranks of the nation's home-owners, which is to buy a building site and then to build a home with his own hands, and the aid of his friends. This is the fine, friendly sort of camaraderie that has been most in evidence in the Bronx, Queens and Brooklyn, where, on the lots I have been enabled to sell at auction, thousands of "home-made" homes have been built on Saturdays, Sundays and holidays, before going to work in the morning and after getting home from work in the evening.

I want to say that a home built by that way is one that will be forever appreciated—one that a man will fight for "to the last ditch."

Fast Building Up Sections

The Thor's Neck, Long Island Sound, Pelham Bay Park, University Heights, Concourse, Columbia Oval, Hunt's Point and other sections of the Bronx, as also the Queens Boulevard, Astoria, Elmhurst, Corona, Forest Hills, Jamaica, Flushing, Bayside, Jackson Heights, Woodside and other sections of Queens, the fast-building outlying sections of Brooklyn and the wonderful beach and its neighbor on the Nassau County mainland, are each and one, doing their part in teaching the people of New York how to live "in the open," more economically, more healthfully and more satisfactorily than ever before.

Every new house built is a sword thrust in the carcass of discontent; so that the thousands of houses erected in the last two years on lots I have sold at auction are, each and every one, to me fresh jewels in the diadem of liberty.

From the home building standpoint, if from no other, the land hunger of the people of New York is a healthy movement that reflects the fundamental soundness of the nation; and the appetite of the "man in the street" for a few lots on which to build a home, sharpened as it has been by tax exemption, appears now to be as keen as ever; that is, if the lateness of the lot auction selling season this year can be accepted as an indication of the public desire, and of what is in store for us next spring when, unless all signs fail, there will be an immense amount of buying and building during the few months prior to the expiration of tax exemption on April 1.

The advantage of tax exemption during these eleventh hours is that an owner of lots has only to do his excavating and build to foundation of his house before next April, after which he can make his application for tax exemption, under the law, until April, 1923.

The consequent saving in taxes, on moderate price, one and two-family dwellings and apartment houses, is so substantial that I have little doubt there are yet thousands of investors, home-seekers and builders who will take advantage of every lot offering to buy to the full extent of their means and resources.

Hoffman Court With Forty-six Suites in East Orange Sold

The apartment at 458 Park Avenue, East Orange, N. J., known as Hoffman Court, has been sold for the Hoffman Corporation, J. M. Hoffman, president, to Walter Vandenberg, of Paterson, N. J. It is on plot 125x275 and contains forty-six apartments. It was sold at \$300,000. The Kresmer Agency was the broker and the Benjamin Newman, who represented the Hoffman Corporation.

Long Island Builders to Erect Row of Stores in Summit

A plot fronting on Springfield Avenue at the northwest corner of Woodlawn Avenue, Summit, N. J., has been sold for Edward P. Larned to an unnamed building company from Long Island. Plans have been prepared for a row of modern stores to cover the entire plot, which is 124 feet on Springfield Avenue and 100 feet deep. The land was held at \$25,000. Eugene Johnson, P. Beck Company negotiated the deal.

Clark Estate to Sell Lots Owned Nearly Century

Heirs to Dispose of Old Holdings on Jerome and Anderson Avenues
After nearly a century of ownership the family of the late W. N. Clark will sell at auction on November 29 by Byron L. Kennedy, Inc., forty-five lots on Jerome and Anderson avenues, between 160th and 167th streets. The lots are only a block from the Lexington Avenue subway and the Sixth and Ninth avenues elevated in a section of five and six story apartment houses. The sale will be in the Vesey Street Salesroom.

Ex-Mayor Sells Montclair Home

English house recently sold by Ernest C. Hinck, ex-Mayor of Montclair, to Percy E. Mann, of Charles E. Eagle Company. It is at 70 Undercliff Road, Montclair, N. J., and contains sixteen rooms. It was held at \$75,000. Frank Hughes Company negotiated the deal.

Old Williams Homestead In Flushing Sold

The old Williams homestead, at the southwest corner of Sanford and Jamaica avenues, Flushing, consisting of twenty lots and a house containing twenty-two rooms and four baths, has been sold to Wahl & Harris, builders, of Flushing, who will erect either an apartment or an English home colony on the site. The purchasers are the builders of Hollywood and Pinewood courts.

Port in New Position

Edmund J. Port, recently with Worthington Whitehouse, Inc., is now associated with Robert F. Castleman, Inc., specializing in the leasing and selling of apartments.

\$5,353,000 Loan For Construction And on Farms

Money Advanced by Metropolitan Life Will Provide Homes for 743 Families in a Number of Cities

Loans on bond and mortgage amounting to \$5,353,000 have been authorized by the Metropolitan Life Insurance Company. A little more than \$2,500,000 of these were housing loans. These included 432 dwellings to house 489 families, and ten apartments to house 140 families, a total of 629 families for \$1,999,650, in cities outside of New York.

In New York City loans were authorized for thirty-five dwellings to house sixty-six families and one apartment for forty-eight families for \$558,000, all told providing for 743 families. Loans were also authorized on sixteen business buildings for a total of \$1,698,000. These building loans are in West Virginia, North Carolina, Georgia, Alabama, Tennessee, Michigan, Indiana, Illinois, Minnesota, Iowa, Utah, Oregon, California, Wisconsin, New Jersey, Virginia, Florida and Montana. The total loans included \$1,200,000 in farm loans in states principally in the South and Middle West.

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House No. 32 Architect Gives Advice on Planning

Says Rooms Have Been Spread Out Like Dominoes on a Table, With Regard Only to Length and Breadth, With Height Forgotten

By J. T. Tubby, Member American Institute of Architects

Plans for small houses have gone the full range of ingenuity in two dimensions. Rooms have been spread out like dominoes on a table—with regard to length and breadth—but generally forgetting that rooms have height as well.

Changes in level have been rare, usually timidly done, if at all. When study is given to the problem of small house planning from the point of view of mass and not from the viewpoint of map arrangement then only is progress unrestricted.

From a careful study of the architectural field to-day and the desires of the prospective small house owner, the program for general planning of a small home should include the following:

It must nestle close to the ground. It must be a simple mass. Roof should not be put up with many gables and expensive dormers. Chimney should be near the ridge and should be high enough to afford good draft.

Windows should have large panes, convenient to reach and easy to clean. Preferably, for economy of purchase, in stock sizes.

Mass should be narrow and run the long way of the lot, because of high cost of property frontage on streets. So far as the finish of the exterior is concerned, two building materials stand out as very durable, with minimum of expensive upkeep.

Since neither brick nor shingles require paint, the yearly expense for keeping them presentable is negligible. First cost of brick construction is higher, but the shingle covering is a costly item in the long run. First cost of frame is cheap in initial cost, but the item of upkeep should be considered. So much for the exterior.

Layout of Interior
In the interior it is found that most of the travel in a house occurs from the bedrooms to the kitchen, so far as the housewife is concerned. Any home planning should take this fact into account. This fact has brought forward the popularity of the bungalow, and yet it is now generally conceded that the bungalow type is not practical for this Northern climate.

Privacy is generally needed for the dining room, and with careful planning it may be so arranged as not to be seen from the front hall.

Living rooms should be large and with at least two purposes, if possible. All rooms should be ample in size, with plenty of closet space.

Closet space should not be thought of merely in terms of closets of bedrooms. The small hall, kitchen, upper hall and bathroom need closets, if such space can be worked out by the architect.

Cross draft through all bedrooms is very desirable. A laundry at the level of the ground will appeal to any housewife as a great convenience, and it is possible to achieve with careful planning.

The ice man should not track up the kitchen. A garage under the house roof is a recognized convenience. During the coming years it will become not a luxury, but a necessity.

All of the above seems rather a large order, especially when one considers the vital factor of economy.

But all is made possible at no greater construction cost by arrangement of the rooms on various levels when planning the small house. I have assigned rights of distribution of several such small house plans recently designed for Tribune readers through the Home Owners' Service Institute and nationally through that organization.

This plan, under this article, and as a practical plan along these new lines, Tribune plan No. 32, published to-day, is taken as a practical example.

First, a glance at the perspective drawing of this house, No. 32, indicates, by the varying heights of the windows, the different levels of the rooms. It takes nothing more than a glance to note also that the house is no high rise, but a two-story house without attic and a half-story in which the attic space is almost all waste, except for possible trunk storage, accessible only through a hatch by ladder.

The coal and heater room is excavated, 2.5 feet below level. It is necessary to excavate trenches only for the coal and heater rooms. This represents quite a saving in construction cost.

Laundry, garage and enclosed porch all are on the ground level. This permits the entire front wing—living room, dining room, kitchen—being built on one level, above the excavated heater and coal room. This brings these living rooms a floor level about five feet above the enclosed porch and ground level.

The balance of the first floor, so-called two bedrooms, bathroom and hall—is actually even steps up from the living room and front porch level over the enclosed porch, garage and laundry.

On the second floor there is room in front for a bedroom, making three bedrooms in all. Also a store room and trunk room are provided at one level. The open attic in the rear is the higher rear portion of the house and is, in consequence, only seven feet high. This gives ample storage space—far more than is provided in most small houses—with no extra construction cost.

A six-room house, with ground level laundry, garage and living porch, enclosed, as well as unusual storage space and plenty of closets, is the result of this type of planning. The construction cost is, if anything, less per cubic foot than when the basement is excavated to the depth necessary for placing the first living story level a foot or two above the ground level.

A study of many designs of the unusual type of house proved an astonishing ratio in the commonly accepted home. The mass of rooms most of us only one-third of the cubic content of the house.

Attic and cellar each account for a large share of the waste. Halls, walls, stairs, closet partitions and chimney use more space than would ordinarily be thought. Anything that can be done to increase what might be called this factor of efficiency is real gain.

In planning house No. 32 I have endeavored to minimize the waste in cellar, roofs and walls to arrive at a living space efficiency of over 40 per cent, an increase of about 25 per cent over the customary 33-1/3 per cent.

As with most plans furnished by the Home Owners' Service Institute, this

plan is designed for a lot with a narrow frontage. It has been the custom until recent years of most architects to run the plan of a house across the lot, rather than that the long axis of the house be parallel to the street.

When building on narrow suburban and city lots, it is as well to turn the house as indicated on the plan, making its long axis parallel with the lot.

If two neighbors can join to make a wide space between their two homes, turning the service in each instance to the opposite sides of their respective lots, considerable advantage is gained.

Conveniences Worthy of Note
It is my belief that the plan shown, No. 32, answers to most of the points I have endeavored to bring out in this rather new type of different small house design. It may, however, be wise to point out a few conveniences which are distinctly worth consideration by any prospective home builder, no matter what the cost of the house may be—points I have included in the specifications and detail working drawings for Tribune House No. 32. These points include the following:

The painting of all plumbing pipes with black enamel will save the polishing of nickel plate.

A plate rack is provided near the sink. This saves much dish wiping. Note closet in laundry for ironing board.

Solid panel doors painted in contrasting tones of enamel paint will save much washings for cupboards in the kitchen.

A towel rack near the range is convenient and almost a necessity. Another convenience in the kitchen is a pipe coil radiator, over which dish towels can be hung to dry.

If the housekeeper or the cook burn her fingers for want of a drop shelf near the range, who can be blamed, not the architect, for not providing a convenient place where the hot tip of a finger can be dropped, like the proverbial "hot cat" in a service room is substantially as good as the, and so much easier to clean.

A convenience not usually considered in plans for a house is an open rack for shoes six inches from the floor, in back of the closets. Shoes dry much better placed on such a rack than they do on the floor.

The space occupied by the garage, if not required for housing a car, may well be used to good advantage as a work room, a billiard room, a play room or an office.

There is considerable advantage to be gained in a shallow cellar in regard to house drains. A shallow cellar will allow these drains to start at a minimum depth instead of starting at the customary six feet deep.

In the cellar four-inch building tile will surround the laundry and garage, and will make a much cleaner looking floor than with the usual wood flooring on the sides of these inside walls.

A clean, dry cellar means much to the housekeeper. It means much, too, in rocky land or in wet land to keep the cellar at a minimum area and as high as possible.

In the design shown, it is a simple matter to take in the winter's supply of coal through a chute.

It is the intention to use steam heating.

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